



City of Palmer
Planning and Zoning Commission Packet
January 18, 2024



PLANNING & ZONING COMMISSION
REGULAR MEETING
6 PM, THURSDAY, JANUARY 18, 2024
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.palmerak.org



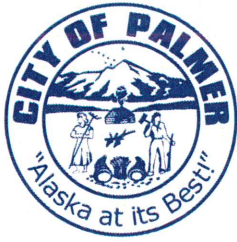
CHAIR CASEY PETERSON
VICE CHAIR PENNY MOSHER
COMMISSIONER LINDA COMBS
COMMISSIONER LISBETH JACKSON
COMMISSIONER JOHN MURPHY
COMMISSIONER KRISTY THOM BERNIER
COMMISSIONER BARBARA HUNT

AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Organization of the Commission
 - 1. Election of Chairman
 - 2. Election of Vice Chairman
- E. Approval of Agenda
- F. Minutes of Previous Meetings
- G. Reports
- H. Audience Participation
- I. Public Hearings
- J. Unfinished Business
- K. New Business
 - 1. Committee of the Whole: Discuss IM 24-001, Consideration of text amendments to Palmer Municipal Code Title 17 Zoning (Note: Action may be taken by the Commission following the committee of the whole)
- L. Plat Reviews
- M. Public Comments
- N. Commissioner Comments
- O. Adjournment



New Business



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 24-001**

SUBJECT: Consideration of text amendments to Palmer Municipal Code Title 17 Zoning

AGENDA OF: January 18, 2024

ACTION: Review and make recommendation

Attachment(s):

- 1) 17.20 R-1 Single-family Residential District
- 2) 17.24 R-2 Low Density Residential District
- 3) 17.26 R-3 Medium Density Multifamily Residential District
- 4) 17.27 R-4 High Density Residential District
- 5) 17.28 Commercial Land Uses
- 6) 17.29 C-L Limited Commercial District
- 7) 17.30 Central Business District
- 8) 17.32 C-G General Commercial District
- 9) 17.36 Industrial District
- 10) 17.60 General District Regulations
- 11) 17.89 Short-Term Rentals

Summary: In an effort to update Palmer Municipal Code Title 17, staff has found omissions and inconsistencies within different sections of Title 17. Applicable portions of Title 17 are attached for review and discussion. Below is a list of minor inconsistencies and/or omissions for consideration that may need to be corrected within Title 17, Zoning:

- PMC 17.20.030 Conditional Uses in the R-1 district does not list a Type 1 short-term rental as a conditional use as shown in the short-term rental matrix in PMC 17.89.070
- PMC 17.52.040 Conditional Uses in the R-1E district does not list Types 1, 2, 4 and 5 short-term rentals as conditional uses as shown in the short-term rental matrix in PMC 17.89.070
- Open space requirements should be added to PMC 17.26 R-3 for consistency within the residential districts
- Compatibility of Land Uses Not Defined and Appeal of Compatibility of Use are shown in PMC 17.29 C-L, Limited Commercial District, PMC 17.30 Central Business District and PMC 17.32 C-G, General Commercial District, but are not reflected in PMC 17.28 Commercial Land Uses. Compatibility of Land Uses Not Defined and Appeal of Compatibility of Use are being added to PMC 17.28 Commercial Land Uses for clarity and consistency.
- Rooftops and balconies should be added to open space

requirements in 17.29.066 Limited Commercial District for consistency.

The Palmer Municipal Code in its entirety can be found at www.palmerak.org. Please let staff know if you need a current copy of PMC Title 17 Zoning.

Recommendation: Review pertinent portions of Title 17 and recommend necessary changes for staff to draft an ordinance.

Chapter 17.20

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 17.20.010 Intent.**
- 17.20.020 Permitted uses.**
- 17.20.030 Conditional uses.**
- 17.20.040 Prohibited uses.**
- 17.20.050 Building height limit.**
- 17.20.060 Lot area restrictions.**
- 17.20.070 Parking.**

17.20.010 Intent.

- A. The R-1 district is established as a district in which the principal use of land is for single-family dwellings.
- B. The specific intent in establishing this district is:
 - 1. To encourage the construction of and use of the land for single-family dwellings;
 - 2. To prohibit community and individual use of the land and any other use which would substantially interfere with development or continuation of single-family dwellings;
 - 3. To discourage any use which would generate traffic on minor streets other than normal traffic to serve dwellings on these streets;
 - 4. To discourage any use which because of character or size would create requirements and cost for public services, such as police and fire protection, water supply and sewage, substantially in excess of such requirements and cost if the district were developed solely for single-family dwellings. (Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

17.20.020 Permitted uses.

Permitted principal uses and structures in the R-1 district are:

- A. One single-family dwelling per lot;
- B. Gardens and greenhouses when incidental to residential use;
- C. Home occupations;

- D. Accessory buildings and uses not used or operated for gain nor used as a dwelling;
- E. Parks and playgrounds;
- F. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters. (Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

17.20.030 Conditional uses.

Uses which may be permitted in the R-1 district by obtaining a conditional use permit are:

- A. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to an adjoining lot or street line;
- B. Utility substation;
- C. Child care facilities operating as a day care only; and provided, that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line;
- D. Special needs day care facilities; provided, that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line. (Ord. 05-029 § 3, 2005; Ord. 05-001 § 4, 2005; Ord. 489 § 6, 1995; Ord. 454 § 4, 1992)

17.20.040 Prohibited uses.

Prohibited uses and structures in the R-1 district are all uses and structures not specified as permitted outright, including, without limitation, the following:

- A. Residences other than those for single-family dwelling purposes;
- B. Parking or storage of heavy equipment, such as buses, tractors, graders or trucks; and
- C. Mobile homes. (Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

17.20.050 Building height limit.

The maximum building height shall be 25 feet above grade, excluding chimneys, steeples, antenna and similar appurtenances which have no floor area. Appurtenances shall not exceed 35 feet in height. (Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

17.20.060 Lot area restrictions.**A. Minimum lot width:**

1. For a lot of record as of January 17, 1978, zero to 50 feet;
2. For a lot of record created after January 17, 1978, 60 feet.

B. Minimum lot area:

1. Five thousand square feet, for a lot of record as of January 17, 1978;
2. Seven thousand two hundred square feet for a lot on a plat that was duly recorded between January 18, 1978, and June 30, 2005;
3. Seven thousand two hundred square feet for a lot:
 - a. Which is part of a preliminary plat or master plan that was duly approved by the Matanuska Susitna Borough platting authority before April 1, 2005; and
 - b. The final lot size has not decreased from that shown as of April 1, 2005, on the duly approved plat or master plan;
4. Eight thousand four hundred square feet for a lot on a plat which was duly recorded after June 30, 2005 (and not included in subsection (B)(3) of this section).

C. Minimum setback requirements:

1. Front yard, 25 feet;
2. Side yards, excluding side yard on street side of corner lot:
 - a. For a lot of record as of January 17, 1978, six feet;
 - b. For a lot of record created after January 17, 1978, but before July 1, 2005, where actual construction has begun as of June 30, 2005, six feet;
 - c. For all other lots, 10 feet;
3. Side yards on street side of corner lot, 10 feet;
4. Rear yard: 25 feet.

D. Maximum lot coverage by all buildings shall not exceed 30 percent. (Ord. 05-030 § 3, 2005; Ord. 05-029 § 4, 2005; Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

17.20.070 Parking.

Parking requirements shall meet the requirements of Chapter 17.64 PMC. (Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

The Palmer Municipal Code is current through Resolution 23-026, passed August 7, 2023.

Disclaimer: The city clerk's office has the official version of the Palmer Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.palmerak.org

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Chapter 17.24

R-2 LOW DENSITY RESIDENTIAL DISTRICT

Sections:

- 17.24.010 Intent.**
- 17.24.020 Permitted uses.**
- 17.24.030 Conditional uses.**
- 17.24.040 Prohibited uses.**
- 17.24.050 Building height limit.**
- 17.24.061 Lot area restrictions.**
- 17.24.064 Setback requirements.**
- 17.24.066 Open space requirements.**
- 17.24.070 Parking.**

17.24.010 Intent.

The R-2 district is intended for residential areas with a combination of multifamily structures consisting of four or fewer dwelling units, single-family residences and a low-to-medium population density. Nonresidential uses have been permitted on the basis of whether or not they are compatible with the predominantly residential character of this district. (Ord. 05-002 § 4, 2005; Ord. 454 § 4, 1992)

17.24.020 Permitted uses.

Permitted principal uses and structures in the R-2 district are:

- A. No more than a total of four dwelling units per lot. This may be a combination of single-family dwellings, two-family dwellings and/or multiple-family dwellings with four or fewer units;
- B. Boarding and roominghouses with four or fewer units;
- C. Home occupations;
- D. Parks and playgrounds;
- E. Child care facilities and preschools, both operating as day care only;
- F. Other compatible uses;

- G. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;
- H. Gardens and greenhouses when incidental to residential use;
- I. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structures used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;
- J. Short term rentals, Type 1, Type 2, and Type 4 shall meet the requirements of PMC 17.89.070. (Ord. 20-013 § 3, 2020; Ord. 05-002 § 4, 2005; Ord. 489 § 7, 1995; Ord. 454 § 4, 1992)

17.24.030 Conditional uses.

Uses which may be permitted in an R-2 district by obtaining a conditional use permit are:

- A. Public and private schools;
- B. Public buildings and structures;
- C. Residential planned unit development;
- D. Residential care facilities for four or fewer patients and special needs day care facilities;
- E. Utility substation;
- F. Short term rentals, Type 5 shall meet the requirements of PMC 17.89.070. (Ord. 20-013 § 4, 2020; Ord. 05-029 § 5, 2005; Ord. 05-002 § 4, 2005; Ord. 489 § 8, 1995; Ord. 454 § 4, 1992)

17.24.040 Prohibited uses.

Prohibited uses and structures in the R-2 district are all uses and structures not specified as permitted outright, including, without limitation, the following:

- A. Parking or storage of heavy equipment, tractors, graders or trucks which are used for gain;
- B. Mobile homes which are used for occupancy outside of a mobile home court;
- C. Short term rentals, Type 3. (Ord. 20-013 § 5, 2020; Ord. 05-002 § 4, 2005; Ord. 454 § 4, 1992)

17.24.050 Building height limit.

The maximum building height shall be 35 feet. (Ord. 05-002 § 4, 2005; Ord. 454 § 4, 1992)

17.24.061 Lot area restrictions.**A. Minimum lot width:**

1. For a lot of record as of January 17, 1978, zero to 50 feet;
2. For a lot of record created after January 17, 1978, 60 feet.

B. Minimum lot area:

1. For a lot of record as of January 17, 1978, 5,000 square feet;
2. For a lot of record created after January 17, 1978, but before July 1, 2005, 7,200 square feet;
3. For a lot of record created after June 30, 2005, 8,400 square feet.

C. Minimum lot area per dwelling unit:

No. of Dwelling Units	Lot Area Per Unit	Minimum Total Lot Size
2	5,000 Sq. Ft.	10,000 Sq. Ft.
3	4,160 Sq. Ft.	12,500 Sq. Ft.
4	3,750 Sq. Ft.	15,000 Sq. Ft.

D. Maximum lot coverage by all structures containing dwelling units shall not exceed 35 percent. (Ord. 20-013 § 6, 2020; Ord. 05-029 § 6, 2005; Ord. 05-002 § 4, 2005)

17.24.064 Setback requirements.

Minimum setback requirements are as follows:

- A. Front yard, 25 feet;
- B. Side yard for a lot of record created before July 1, 2005, six feet;
- C. Side yard on street side of a corner lot for created before July 1, 2005, 10 feet;
- D. Side yard for a lot created after June 30, 2005, 10 feet;
- E. Rear yard, 25 feet. (Ord. 20-013 § 7, 2020; Ord. 05-002 § 4, 2005)

17.24.066 Open space requirements.

A. All residential uses require a minimum of 200 square feet of open space for outdoor activities per dwelling unit. No dimension of the open space shall be less than 10 feet. This open space requirement does not apply to any building which has a footprint constructed before January 17, 1978, and which footprint has not been significantly altered.

B. Open space shall not be used for storage, driveway, vehicle or other parking, above ground building utilities or services, or any structures (other than a fence). Open space shall not be used to satisfy setback requirements. Open space may be used for lawn, shrubs, or trees. (Ord. 05-002 § 4, 2005)

17.24.070 Parking.

Parking requirements shall meet the requirements of Chapter 17.64 PMC. (Ord. 05-002 § 4, 2005; Ord. 454 § 4, 1992)

The Palmer Municipal Code is current through Resolution 23-026, passed August 7, 2023.

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Chapter 17.26

R-3 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

- 17.26.010 Intent.**
- 17.26.020 Permitted uses.**
- 17.26.030 Conditional uses.**
- 17.26.040 Prohibited uses.**
- 17.26.050 Building height limit.**
- 17.26.061 Lot area restrictions.**
- 17.26.064 Setback requirements.**
- 17.26.068 Fencing requirements.**
- 17.26.070 Parking.**
- 17.26.080 Site plan requirements and access control.**

17.26.010 Intent.

The R-3 district is intended for residential areas with a combination of multiple-family structures consisting of eight or fewer dwelling units, and single-family residences with a medium population density. Nonresidential uses have been permitted on the basis of whether or not they are compatible with the predominantly residential character of this district. (Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.020 Permitted uses.

Permitted principal uses and structures in the R-3 district are:

- A. No more than a total of eight dwelling units per lot. This may be a combination of single-family dwellings, two-family dwellings and/or multiple-family dwellings with eight or fewer units;
- B. Boarding and roominghouses with eight or fewer units;
- C. Home occupations;
- D. Parks and playgrounds;
- E. Child care facilities and preschools, both operating as day care only;
- F. Other compatible uses and accessory uses, such as storage structures for use by residents of the development;

- G. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;
- H. Gardens and greenhouses when incidental to residential use;
- I. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;
- J. Short term rentals, Type 1, Type 2, Type 3, and Type 4 shall meet the requirements of PMC 17.89.070. (Ord. 20-013 § 8, 2020; Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.030 Conditional uses.

Uses which may be permitted by the R-3 district by obtaining a conditional use permit are:

- A. Public and private schools;
- B. Public buildings and structures;
- C. Residential planned unit development meeting the requirements of Chapter 17.84 PMC;
- D. Mobile homes that are used for occupancy in a mobile home court;
- E. Residential care facilities with eight or fewer patients and special needs day care facilities;
- F. Utility substation;
- G. Short term rentals, Type 5 shall meet the requirements of PMC 17.89.070. (Ord. 20-013 § 9, 2020; Ord. 05-029 § 7, 2005; Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.040 Prohibited uses.

Prohibited uses and structures in the R-3 district are all uses and structures not specified as permitted outright, including, without limitation, the following:

- A. Parking or storage of heavy equipment, tractors, graders or trucks which are used for gain;
- B. Mobile homes which are used for occupancy outside of a mobile home court. (Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.050 Building height limit.

The maximum building height shall be 35 feet. (Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.061 Lot area restrictions.

A. Minimum lot width:

1. For a lot of record as of January 17, 1978, zero to 50 feet;
2. For a lot of record created after January 17, 1978, 60 feet.

B. Minimum lot area:

1. For a lot of record as of January 17, 1978, 5,000 square feet;
2. For a lot of record created after January 17, 1978, but before July 1, 2005, 7,200 square feet;
3. For a lot of record created after June 30, 2005, 8,400 square feet.

C. Minimum lot area per dwelling unit:

No. of Dwelling Units	Lot Area Per Unit	Minimum Total Lot Size
2	5,000 Sq. Ft.	10,000 Sq. Ft.
3	4,160 Sq. Ft.	12,500 Sq. Ft.
4	3,750 Sq. Ft.	15,000 Sq. Ft.
5	3,480 Sq. Ft.	17,400 Sq. Ft.
6	3,180 Sq. Ft.	19,100 Sq. Ft.
7	2,940 Sq. Ft.	20,600 Sq. Ft.
8	2,700 Sq. Ft.	21,600 Sq. Ft.

D. Maximum lot coverage by all structures containing dwelling units shall not exceed 40 percent. (Ord. 20-013 § 10, 2020; Ord. 05-029 § 8, 2005; Ord. 05-003 § 4, 2005)

17.26.064 Setback requirements.

Minimum setback requirements are as follows:

A. One to four dwelling units per lot:

1. Front yard, 25 feet;
2. Side yard:
 - a. Side yard for a lot of record as of July 1, 2005, six feet.
 - b. Side yard on a street side of a corner lot of record before July 1, 2005, 10 feet.
 - c. Side yard for a lot created after June 30, 2005, 15 feet;
3. Rear yard, 25 feet.

B. More than four dwelling units per lot:

1. Front yard, 25 feet;
2. Side yard:
 - a. Side yard for a lot of record as of July 1, 2005, six feet;
 - b. Side yard on a street side of a corner lot of record before July 1, 2005, minimum 10 feet;
 - c. Side yard for a lot created after June 30, 2005, 20 feet.
3. Rear yard, 25 feet.

C. Subsection (B) of this section notwithstanding, the setback for a lot containing more than four dwelling units with a side or rear yard abutting or immediately across an alley from property zoned R-1 or R-1E shall be at least 25 feet on that side or sides. (Ord. 20-013 § 11, 2020; Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.068 Fencing requirements.

A lot, which abuts or is immediately across an alley from an R-1, R-1E, or R-2 residential zone and which contains five or more dwelling units, shall have a six-foot six-inch solid or interlap fence on the side or sides abutting or across an alley from the lower-density residential zones. The fence shall be well built, finished and maintained. (Ord. 05-003 § 4, 2005)

17.26.070 Parking.

Parking requirements shall meet the requirements of Chapter 17.64 PMC. Parking lots of structures containing five or more dwelling units shall not be located within the front setback dimensions; however, traffic lanes and access to parking lots may be located in the setbacks. (Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

17.26.080 Site plan requirements and access control.

Chapter 17.62 PMC regarding site plan requirements and access control shall apply after February 26, 2002, to the construction of more than four total dwelling units on a lot. (Ord. 05-003 § 4, 2005; Ord. 586 § 3, 2002)

The Palmer Municipal Code is current through Resolution 23-026, passed August 7, 2023.

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Chapter 17.27

R-4 HIGH DENSITY RESIDENTIAL DISTRICT

Sections:

- 17.27.010 Intent.**
- 17.27.020 Permitted uses.**
- 17.27.030 Conditional uses.**
- 17.27.040 Prohibited uses.**
- 17.27.050 Building height limit.**
- 17.27.060 Lot area restrictions.**
- 17.27.064 Setback requirements.**
- 17.27.066 Open space requirements.**
- 17.27.068 Fencing requirements.**
- 17.27.070 Parking.**
- 17.27.080 Site plan requirements and access control.**

17.27.010 Intent.

The R-4 district is intended for residential areas with a combination of multiple-family structures and single-family residences with a high population density. Nonresidential uses have been permitted on the basis of whether or not they are compatible with the predominantly residential character of this district. (Ord. 05-004 § 3, 2005)

17.27.020 Permitted uses.

Permitted principal uses and structures in the R-4 district are:

- A. One-family dwellings;
- B. Two-family dwellings;
- C. Multiple-family dwellings;
- D. Boarding and roominghouses;
- E. Home occupations;
- F. Parks and playgrounds;
- G. Child care facilities and preschools, both operating as day care only;

- H. Other compatible uses and accessory uses such as storage structures for use by residents of the development;
- I. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;
- J. Gardens and greenhouses when incidental to residential use;
- K. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;
- L. Short term rentals, Type 1, Type 2, Type 3, Type 4, and Type 5 shall meet the requirements of PMC 17.89.070. (Ord. 20-013 § 12, 2020; Ord. 05-004 § 3, 2005)

17.27.030 Conditional uses.

Uses which may be permitted by the R-4 district by obtaining a conditional use permit are:

- A. Public and private schools;
- B. Public buildings and structures;
- C. Residential planned unit development meeting the requirements of Chapter 17.84 PMC;
- D. Mobile homes that are used for occupancy in a mobile home court;
- E. Residential care facilities with eight or fewer patients and special needs day services facilities;
- F. Utility substation. (Ord. 05-029 § 9, 2005; Ord. 05-004 § 3, 2005)

17.27.040 Prohibited uses.

Prohibited uses and structures in the R-4 district are all uses and structures not specified as permitted outright, including, without limitation, the following:

- A. Parking or storage of heavy equipment, tractors, graders or trucks which are used for gain;
- B. Mobile homes which are used for occupancy outside of a mobile home court. (Ord. 05-004 § 3, 2005)

17.27.050 Building height limit.

The maximum building height shall be 50 feet. (Ord. 05-004 § 3, 2005)

17.27.060 Lot area restrictions.**A. Minimum lot width:**

1. For a lot of record as of January 17, 1978, zero to 50 feet;
2. For a lot of record created after January 17, 1978, 60 feet.

B. Minimum lot area:

1. For a lot of record as of January 17, 1978, 5,000 square feet;
2. For a lot of record created after January 17, 1978, but before July 1, 2005, 7,200 square feet;
3. For a lot of record created after June 30, 2005, 8,400 square feet.

C. Minimum lot area per dwelling unit:

No. of Dwelling Units	Lot Area Per Unit	Minimum Total Lot Size
2	5,000 Sq. Ft.	10,000 Sq. Ft.
3	4,160 Sq. Ft.	12,500 Sq. Ft.
4	3,750 Sq. Ft.	15,000 Sq. Ft.
5	3,480 Sq. Ft.	17,400 Sq. Ft.
6	3,180 Sq. Ft.	19,100 Sq. Ft.
7	2,940 Sq. Ft.	20,600 Sq. Ft.
8	2,700 Sq. Ft.	21,600 Sq. Ft.
9 or more	2,700+ Sq. Ft.	(as required)

D. Maximum lot coverage by all structures containing dwelling units shall not exceed 40 percent, except for nine or more multiple units which may not exceed 50 percent. (Ord. 20-013 § 13, 2020; Ord. 05-029 § 10, 2005; Ord. 05-004 § 3, 2005)

17.27.064 Setback requirements.

Minimum setback requirements are as follows:

A. One to four dwelling units per lot:

1. Front yard, 25 feet;
2. Side yard:
 - a. Side yard for a lot of record as of July 1, 2005, six feet.
 - b. Side yard on a street side of a corner lot of record before July 1, 2005, 10 feet.
 - c. Side yard for a lot created after June 30, 2005, 15 feet;
3. Rear yard, 25 feet.

B. More than four dwelling units per lot:

1. Front yard, 25 feet;
2. Side yard:
 - a. Side yard for a lot of record as of July 1, 2005, six feet.
 - b. Side yard on a street side of a corner lot of record before July 1, 2005, 10 feet.
 - c. Side yard for a lot created after June 30, 2005, 25 feet;
3. Rear yard, 25 feet.

C. Subsection (B) of this section notwithstanding, the setback for a lot containing more than four dwelling units with a side or rear yard abutting or immediately across an alley from property zoned R-1 or R-1E shall be at least 25 feet on that side or sides. (Ord. 20-013 § 14, 2020; Ord. 05-004 § 3, 2005)

17.27.066 Open space requirements.

For structures with nine or more dwelling units:

A. All residential uses require a minimum of 200 square feet of open space for outdoor activities per dwelling unit. No dimension of the open space shall be less than eight feet. This open space requirement does not apply to any building which has a footprint constructed before January 17, 1978, and which footprint has not been significantly altered.

B. Open space shall not be used for storage, driveway, vehicle or other parking, above ground building utilities or services, or any structures (other than a fence). Open space may not be used to satisfy setback requirements. Open space may be used for lawn, shrubs, or trees.

C. Dwelling units in excess of 10 units are required to provide a fenced pet yard (park), if tenants are allowed pets in dwelling units. Minimum lot size of pet park is 200 square feet and 10 additional square feet per dwelling unit over 10, up to a maximum of 1,000 square feet.

D. Deck, covered patios, and porches may serve to satisfy open space requirements at 50 percent of total space. (Ord. 20-013 § 15, 2020; Ord. 05-004 § 3, 2005)

17.27.068 Fencing requirements.

Lots abutting or immediately across an alley from an R-1, R-1E, or R-2 residential zone which contain five or more dwelling units shall have a six-foot solid or interlap fence on the side or sides abutting or across an alley from the lower-density residential zones. The fence shall be well built, finished and maintained. (Ord. 20-013 § 16, 2020; Ord. 05-004 § 3, 2005)

17.27.070 Parking.

Parking requirements shall meet the requirements of Chapter 17.64 PMC. Parking lots of structures containing five or more dwelling units shall not be located within the front setback dimensions; however, traffic lanes and access to parking lots may be located in the setbacks. (Ord. 05-004 § 3, 2005)

17.27.080 Site plan requirements and access control.

Chapter 17.62 PMC regarding site plan requirements and access control shall apply after February 8, 2005, to the construction of four or more dwelling units on a lot. (Ord. 05-004 § 3, 2005)

The Palmer Municipal Code is current through Resolution 23-026, passed August 7, 2023.

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Chapter 17.28 COMMERCIAL LAND USES

Sections:

17.28.020 Commercial land uses.

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City of Palmer Commercial Land Use Matrix							
Commercial – Retail	CBD Overlay	C-L	C-G	BP	I	P	A
Large retail establishment (+20,000)	P		P				
Automobile sales			P	P	P		
Airplane, boat, motorcycle, ATV, recreational vehicle sales and service			P	P	P		
Building materials			P	P	P		C
Garden and farm supplies		C	P	P	P		P
Convenience store (neighborhood grocery)	P	P	P				
Renewable energy sales and service	P	P	P	P	P		
Bicycle sales and service	P	P	P				
Office supplies, home and office sale and service	P	P	P				
Telecommunication sales and service	P		P	P	P		
Tire sales and service, auto parts and accessory sales	P		P	P	P		
Liquor sale	P	C	P				

City of Palmer Commercial Land Use Matrix							
Sporting-goods store, hunting apparel, camping, firearms, archery and accessory	P		P	P			
Flea market – indoor			P	P	P		
Butcher, delicatessen sales and service	P	P	P	P			
Farmers market	P	P	P				P
Apparel, shoe, clothing	P	P	P				
Artisan sales and service – art, jewelry, collectibles	P	P	P	P	P		P
General – book, stationery, video, art supply, hobby, toy, game, fabric, floral, accessory, gift	P	P	P				
Pet shops			P	P	P		P
Auction	P		C	P	P		
Collectibles – antique, secondhand, thrift	P	C	P	C			P
Marijuana – retail	P		P				
Marijuana – cultivation					P		P
Marijuana – product manufacturing					P		P
Marijuana – testing facility					P		P
Retail fuel, gas, propane		C	P	P	P		
Home accessory – carpet, blinds, cabinets, or other similar	P	P	P	P	P		P

Education/Training	CBD Overlay	C-L	C-G	BP	I	P	A
Elementary						P	
Secondary						P	

Education/Training	CBD Overlay	C-L	C-G	BP	I	P	A
Trade, college/university	C		C	P	P	P	
Boarding			C				
Beauty, art, dancing, drama, modeling, photography, or similar	P	P	P	P			
Online	P	P	P				

Food Service	CBD Overlay	C-L	C-G	BP	I	P	A
Bakery, coffee shop	P	P	P	P	P		
Brewery	P				P		P
Itinerant vendors	P	P	P	P	P	P	P
Microbrewery, brewpub, winery, distillery, artisan brewing	P		P	P	P		P
Meat processing and smoking house	P		P	P	P		P
Restaurant/cafe	P	P	P				
Restaurant/cafe with drive thru	P		P				
Specialty – ice cream, candy, other similar	P	P	P	P	P		

Health/Veterinary	CBD Overlay	C-L	C-G	BP	I	P	A
Hospital with heliport	C		C			C	
Urgent care, medical complex	P	P	P				
Health practitioner – medical, dental, eye, psychiatrist, physical therapy or other specialty with laboratories	P	P	P			P	
Pharmacy, drug	P	P	P				

Health/Veterinary	CBD Overlay	C-L	C-G	BP	I	P	A
Mental health facility	C		C			C	C
Veterinary practice, surgery, overnight boarding, veterinary groomers	P	C	P				
Boarding kennels ¹				P	P		

General Services	CBD Overlay	C-L	C-G	BP	I	P	A
Lodging – short-term rentals (see Chapter 17.89 PMC), boarding, hotel, motel	P	C	P				P
Automobile, equipment rental	P		P	P	P		
Daycare – adult, children, infants	P	P	P				
Commercial parking	P	C	P	C	C		
Car wash	C	C	P	P	P	C	
Transportation terminals	P	C	P				
Personal care – beauty, nail, spa, tattoo, massage therapist or other similar	P	P	P			P	
Laundromats, dry cleaning, laundry and linen service	P	P	P	P	P		
Personal services – delivery, domestic, clothing alteration	P	P	P	P			
Exercise facilities – gyms, health, yoga, Pilates, or other similar	P	P	P	P	P		
Printing and post office and accessory activities	P	P	P				
Mini-storage – indoor				P	P		
Indoor shooting range			P	P	P		

General Services	CBD Overlay	C-L	C-G	BP	I	P	A
Screen printing, sign design and construction	P	P	P	P	P		P
Bingo or other games of chance	P		P				
Taxidermy shops sales and service (excluding large-scale tanning)	P	P	P	P	P		
Meat storage – individual lockers, bulk	P	C	P	P	P		P
Pawn shops			P				P
Entertainment – billiards, bowling, arcade or other similar	P	P	P				
Machine shop		C	P	P	P		
Aeronautical (outside airport boundaries)		C	C	C	C		
Wireless communication towers	C	C	C	C	C		
Automotive repair	P		P	P	P	C	C
Autobody repair			P	P	P	C	C
Radio/television studios, music or recording studio	P		P	P			
Bail bonds	P		P				
Authorized special event/activity	P	P	P	P	P	P	P
Food bank	P	P	P	P	P	C	

Office	CBD Overlay	C-L	C-G	BP	I	P	A
Banks – alternative financial, credit unions, savings and loans, or other similar	P	P	P				

Office	CBD Overlay	C-L	C-G	BP	I	P	A
Professional – business services, insurance, real estate, administrative, engineering, drafting, lawyers	P	P	P				
Medical	P	P	P				
Construction (excluding storage of heavy equipment)	P	P	P	P	P		
Governmental	P	P	P	P	P	P	

Industrial/Manufacturing	CBD Overlay	C-L	C-G	BP	I	P	A
Warehousing and freight movement and storage			C	P	P		
Impound vehicle yards				P	P		
Contractor yards – electrical, masonry, building, roofing, industrial				P	P		
Manufacturing, processing, fabrication, packaging, or assembly of goods			C	P	P		
Large wholesale sales				P	P		
Mining/extraction				C	C		C
Recycling, including organic, junk yards				C	C		C
Landfills				C	C	C	C
Meat slaughterhouse and packing, wholesale fur dealers				C	C		
Heavy vehicle and equipment sales and service					P	P	
Asphalt plant				C	C		

Public Assembly	CBD Overlay	C-L	C-G	BP	I	P	A
Assembly halls – auditorium, civic center, concert hall, performing arts center, theaters, senior, youth	P	P	P			P	
Humanitarian service and shelter facilities – long-term	C		C				
Funeral parlors and mortuaries	P		P				
Libraries, museums, art galleries	P		P			P	P
Recreational facilities – ice arena, swimming pools	P					P	
Private clubs or lodges with alcohol	P		P				
Private clubs or lodges without alcohol	P	P	P				
Racetrack – nonmotorized				C	C		C
Racetrack – motorized						C	C
Place of worship – churches	P	C	P				P
Outdoor concert venue	P		P	P			
Center – youth, senior	P	P	P				

Recreational	CBD Overlay	C-L	C-G	BP	I	P	A
Managed open space	P	P	P	P	P	P	P
Boat – launch, club			P		P	P	
Shooting ranges – indoor				P	P		C
Shooting ranges – outdoor				C	C	C	C
Campgrounds – recreational vehicle parks						C	
Golf course						P	P

Recreational	CBD Overlay	C-L	C-G	BP	I	P	A
Miniature golf	P		P				P
Go-cart facility			C				

Public/Institutional	CBD Overlay	C-L	C-G	BP	I	P	A
Courthouse						P	
Jails						P	
Playgrounds, parks, ballfields	P	P	P			P	P
Electrical distribution substations, communication huts				P	P	P	P
Cemeteries						C	C
Fire stations/emergency services	C	C	C	P	P	P	C

Residential	CBD Overlay	C-L	C-G	BP	I	P	A
Single-family residence	P	P	P				P
Accessory dwelling unit associated with a single-family residence	P						P
Single or multiple family dwelling as a part of a mixed-use development on and above the second floor or below the ground level of the structure	P	P	P				P
Temporary buildings	P	P	P	P	P		P

Zoning District Matrix Key:

CBD Overlay = Central Business District C-L = Limited Commercial District C-G = General Commercial District

BP = Business Park District I = Industrial District P = Public District

A = Agriculture District

P = Permitted Use

C = Conditional Use

Blank = Not Permitted

1 Provided such an activity be conducted within a completely enclosed building, except that an outdoor exercise yard may be permitted.

(Ord. 22-006 § 8, 2022; Ord. 21-004 § 8, 2021; Ord. 21-002 § 14, 2021)

The Palmer Municipal Code is current through Resolution 23-026, passed August 7, 2023.

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Chapter 17.29

C-L LIMITED COMMERCIAL DISTRICT

Sections:

- 17.29.010 Intent.**
- 17.29.020 Permitted uses.**
- 17.29.021 Compatibility of land uses not defined.**
- 17.29.022 Appeal of compatibility of use.**
- 17.29.028 Accessory uses.**
- 17.29.030 Conditional uses.**
- 17.29.040 Prohibited uses.**
- 17.29.050 Building height limit.**
- 17.29.062 Lot area restrictions.**
- 17.29.064 Setback requirements.**
- 17.29.066 Open space requirements.**
- 17.29.068 Fencing requirements.**
- 17.29.070 Parking and landscaping.**

17.29.010 Intent.

The C-L district is established as a district in which the principal use of land is for a combination of dwellings and commercial enterprises. The commercial enterprises are of a nature to serve the daily or frequent convenience shopping and personal service needs of residences, thus serving a population and trade area which is less than that served by the central business district. The specific intent as established for this district is:

- A. To provide buffer zone(s) between the heavy uses allowed in the general commercial area and the residential areas;
- B. To permit an intermingling of commercial structures and housing;
- C. All of the permitted principal uses listed in PMC 17.29.020 shall be uses conducted wholly within an enclosed building.
- D. Land uses as defined in the Palmer use matrix in PMC 17.28.020. (Ord. 21-002 § 15, 2021; Ord. 10-011 § 3, 2010; Ord. 05-026 § 4, 2005; Ord. 454 § 4, 1992. Formerly 17.28.010)

17.29.020 Permitted uses.

- A. Land uses as defined in the Palmer use matrix in PMC 17.28.020.
- B. Single- or multiple-family dwellings as part of a mixed-use development. (Ord. 21-002 § 16, 2021; Ord. 10-011 § 3, 2010; Ord. 05-042 § 7, 2006; Ord. 05-026 § 4, 2005; Ord. 489 § 9, 1995; Ord. 454 § 4, 1992. Formerly 17.28.020)

17.29.021 Compatibility of land uses not defined.

Where a proposed use is not specifically identified or is unclear as to whether the use is allowed in a particular zone, the zoning administrator may find, based on a finding of facts, the use is similar to another use that is permitted, allowed conditionally or prohibited in the subject zone and apply code accordingly. Land use findings by the zoning administrator will be based on zoning district compatibility, intensity of use and comparison to like activities or land use. Land use rulings that require discretion on the part of the zoning administrator shall be confirmed by the planning and zoning commission at the next regular meeting that allows due public notice. (Ord. 21-002 § 17, 2021)

17.29.022 Appeal of compatibility of use.

In the event the petitioner disagrees with the decision of the planning and zoning commission they may appeal to the Palmer city council for final city evaluation. Any subsequent appeal shall be made to the superior court for the state of Alaska, in Palmer, Alaska. (Ord. 21-002 § 18, 2021)

17.29.028 Accessory uses.

Accessory uses in the limited commercial district are as follows:

- A. Dwelling units in conjunction with and accessory to the permitted use.
- B. Uses customarily incidental to the permitted use.
- C. Storage buildings shall meet the following development standards:
 - 1. *Building Permits.* The building and any accessory structures, such as add-on canopies, stairs and decks, shall comply with building codes. Trailer-type stands that are raised off wheels shall require building permits for adequate tie-downs and be skirted with similar materials as principal siding.
 - 2. *Signage.* All signs will meet the requirements of PMC Title 14.
 - 3. *Setbacks.* All structures shall be set back per the requirements of PMC 17.29.064. Structures, signs and parking and maneuvering areas shall not obstruct sight distance.

4. *Site Plan*. Comply with site plan standards of this title.
5. *Size Limitations*. May not exceed 400 square feet.
6. Placement shall be in rear of primary structure or use. (Ord. 21-002 § 19, 2021)

17.29.030 Conditional uses.

Land uses as defined in the Palmer use matrix in PMC 17.28.020. (Ord. 21-002 § 20, 2021; Ord. 10-011 § 3, 2010; Ord. 09-012 § 4, 2009; Ord. 09-001 § 4, 2009; Ord. 05-026 § 4, 2005; Ord. 489 § 10, 1995; Ord. 454 § 4, 1992. Formerly 17.28.030)

17.29.040 Prohibited uses.

- A. Land uses as defined in Palmer use matrix in PMC 17.28.020.
- B. Conex storage building unless:
 1. Screened with six-foot solid cedar fence, when placed abutting an R-1 residential use.
 2. Sided with siding of similar material as that of primary structure on lot.
 3. Sided or screened when abutting a nonresidential use.
 4. Placement shall be in rear of primary structure.
 5. Size limitations shall not exceed 200 square feet.
- C. Parking or storage of heavy equipment, such as tractors, graders or trucks.
- D. Temporary buildings, except when development standards meet the following criteria:
 1. Sites with on-site parking and/or drive-up facilities will require an approved driveway approach with adequate sight distance per PMC 17.62.020(E).
 2. Stands with drive-up windows require three 18-foot-long queuing spaces per window. Fewer spaces may be approved by the zoning administrator; provided, a plan is submitted showing the site has sufficient overflow areas so that traffic will not block streets, sidewalks or parking lot circulation aisles.
 3. Parking shall meet minimum requirements of Chapter 17.64 PMC.
 4. The temporary building and any accessory structures, such as add-on canopies, stairs and decks, shall comply with building codes. Trailer-type stands that are raised off wheels shall require building permits for adequate tie-downs and be skirted with similar materials as principal siding.

5. Meet all applicable licensing.
6. All signs will meet the requirements of PMC Title 14.
7. All structures shall meet the minimum setback requirements of PMC 17.29.064. Structures, signs, parking and maneuvering areas shall not obstruct sight distance.
8. Compliance with site plan standards of this title.
9. Size limitations may not exceed 700 square feet. (Ord. 21-002 § 21, 2021; Ord. 05-026 § 4, 2005; Ord. 606 § 4, 2004; Ord. 454 § 4, 1992. Formerly 17.28.040)

17.29.050 Building height limit.

The maximum building height shall be 35 feet above grade. (Ord. 05-026 § 4, 2005; Ord. 454 § 4, 1992)

* **Code reviser's note:** Ord. 21-002 renumbered Chapter 17.28 PMC to be Chapter 17.29 PMC, but omitted PMC 17.28.050. It has been editorially renumbered for consistency.

17.29.062 Lot area restrictions.

Lot areas shall be subject to the following restrictions:

- A. Minimum lot width is 60 feet.
- B. Minimum lot area is 7,200 square feet.
- C. Residential square footage shall not exceed commercial square footage in a mixed use structure. (Ord. 21-002 § 22, 2021; Ord. 10-011 § 3, 2010; Ord. 05-026 § 4, 2005; Ord. 627 § 4, 2004. Formerly 17.28.062)

17.29.064 Setback requirements.

Minimum setback requirements are as follows:

- A. For ground-level dwelling units (except for buildings existing as of January 17, 1978, in a recognized historic district, in which case the building setback for ground level residential use shall be the existing building setback), any part of a dwelling unit and residential garages, the setbacks are:
 1. Front yard, 25 feet.
 2. Side yard, six feet.
 3. Rear yard, 25 feet.

B. For residential uses above the ground level and nonresidential uses not abutting or immediately across an alley from an R-1 or R-1E zone, the setbacks are:

1. Front yard, none.
2. Side yard, none.
3. Rear yard, none.

C. For nonresidential uses abutting or immediately across an alley from an R-1 or R-1E zone, the setbacks are:

1. Front yard, none.
2. Side yard, six feet.
3. Rear yard, 25 feet.

The width of the alley may be included in the side or rear setback measurement. (Ord. 21-002 § 23, 2021; Ord. 05-026 § 4, 2005; Ord. 627 § 5, 2004. Formerly 17.28.064)

17.29.066 Open space requirements.

A. All residential uses require a minimum of 200 square feet of open space for outdoor activities per dwelling unit. No dimension of the open space shall be less than 10 feet. This open space requirement does not apply to any building which has a footprint constructed before January 17, 1978, and which footprint has not been significantly altered.

B. Open space shall not be used for storage, driveway, vehicle or other parking, or sheds (other than a fence). Open space may be used for lawn, shrubs, or trees. (Ord. 21-002 § 24, 2021; Ord. 05-026 § 4, 2005; Ord. 627 § 6, 2004. Formerly 17.28.066)

17.29.068 Fencing requirements.

A lot, which abuts or is immediately across an alley from an R-1 or a R-1E residential zone and which contains five or more dwelling units or any nonresidential use, shall have a six-foot solid or interlap fence on the side or sides abutting or across an alley from the lower density residential zones. The fence shall be well built, finished and maintained. (Ord. 21-002 § 25, 2021; Ord. 05-026 § 4, 2005; Ord. 627 § 7, 2004. Formerly 17.28.068)

17.29.070 Parking and landscaping.

Parking and landscaping shall meet the requirements of Chapter 17.64 PMC. (Ord. 10-011 § 3, 2010; Ord. 05-026 § 4, 2005; Ord. 454 § 4, 1992)

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